080.A	0005	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	835,600 /	835,600
USE VALUE:	835,600 /	835,600
ASSESSED:	835,600 /	835,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SUMMER HILL CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLUM MICHAEL E
Owner 2:	BROWN KAREN E
Owner 3:	
Street 1:	2 SUMMER HILL CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHANG SHU & -
Owner 2:	SUN MENGYANG -
Street 1:	2 SUMMER HILL CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Vinyl Exterior and 2669 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	835,600			835,600
Total Card	0.000	835,600			835,600
Total Parcel	0.000	835,600			835,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.08 | /Parcel: 313.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	314351
GIS Ref	
GIS Ref	
Insp Date	05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 080.A-0005-0002.0

!15954!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	820,600	0	.		820,600	820,600	Year End Roll	12/18/2019
2019	102	FV	896,400	0	.		896,400	896,400	Year End Roll	1/3/2019
2018	102	FV	814,800	0	.		814,800	814,800	Year End Roll	12/20/2017
2017	102	FV	677,700	0	.		677,700	677,700	Year End Roll	1/3/2017
2016	102	FV	521,300	0	.		521,300	521,300	Year End	1/4/2016
2015	102	FV	697,300	0	.		697,300	697,300	Year End Roll	12/11/2014
2014	102	FV	692,300	0	.		692,300	692,300	Year End Roll	12/16/2013

PRINT

Date	Time
12/11/20	05:37:04

LAST REV

Date	Time
06/11/19	09:19:49

mmcmakin

15954

USER DEFINED

Prior Id # 1:	49799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG SHU &,	72689-558	2	5/31/2019		935,000	No	No		
RUPING GARY H &	64219-337		9/12/2014		720,000	No	No		
RUPING GARY H,	63466-111		4/8/2014	Convenience	1	No	No		
HILL PARK CIR L	58607-484		3/2/2012		720,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Measured	DGM	D Mann
5/9/2013	NEW CONDO	BR	B Rossignol
7/31/2012	Measured	BR	B Rossignol
6/2/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7296																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		2.4 %

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.72480333
Const Adj.:	1.04989493
Adj $ / SQ:	186.437
Other Features:	68434
Grade Factor:	1.21
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	856127
Depreciation:	20547
Depreciated Total:	835580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	281.99
Special Features:	0	Val/Su Net:	313.08
Final Total:	835600	Val/Su SzAd	313.08

SKETCH

UnSketched SubAreas:
GLA: 2669,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,669	186.440	497,600
Net Sketched Area:		2,669	Total:	497,600
Size Ad	2669	Gross Are	2669	FinArea 2669

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.A-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: